



Memorandum

TO: PARKS AND RECREATION
COMMISSION

FROM: David McCormic

**SUBJECT: DEVELOPMENT PROJECT
UPDATES**

DATE: April 20, 2015

Approved

Date

RECOMMENDATION

Accept this status update regarding planning applications submitted to the Department of Planning, Building and Code Enforcement (PBCE) for projects of 51 or more residential units.

DEVELOPMENT PROJECTS

This memorandum provides an update on key residential development projects being reviewed by the City. City staff reviews and makes recommendations regarding development projects proposing more than 50 residential units on how they comply with the Parkland Dedication Ordinance (PDO) or the Park Impact Ordinance (PIO).

Table 1, below, shows new submittals and any updates to the development project list provided in the April report.

Table 1.

Application	Permit File Number	Address	Unit Count & Type	Staff Recommendation	Potential Max Fees
Almaden Terrace Condominiums	PD15-014	1821 Almaden Rd	96 units multifamily	Collect in-lieu fees and possible trail access easement. 1.85 acre site.	\$1,545,600
138 Stockton	PDC15-010	138 Stockton St	166 units multifamily	Collect in-lieu fees. 1.72 acre site.	\$2,822,000
777 Park Ave	PD14-051	777 Park Ave	182 units multifamily	Collect fees. Affordable housing. 2.18 acre site.	\$1,547,000
785 The Alameda	PD15-003	185 The Alameda	168 units multifamily		

Details for each of these projects can be viewed by using the permit number to look up the application on the Planning, Building and Code Enforcement Department's website at:
<http://www.sjpermits.org/permits/general/permitquery.asp>

Permits may also be looked up by map at the following website:
<http://csjwebmap.sanjoseca.gov/permits/permits/general/citycouncils.asp>

For questions, please contact David McCormic, Associate Landscape Designer,
at (408) 535-8433.